

## NOTICE OF REZONING

NOTICE is hereby given that Ordinance No. 2013-80 entitled "An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey Amending and Supplementing Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005, Section 18-901 B (Map and Interpretation", was introduced and passed on first reading at a regular meeting of the Township Committee of the Township of Lakewood held on November 21, 2013. The objective of said Ordinance is to amend, revise and supplement Article IX "Zoning Districts and Regulations": and the Zoning Map of the Township of Lakewood, as set forth in Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005 and to rezone portions of property known as Blocks 411.,415, 416, 417, 419, 423, and 423.01, located in the vicinity of Kimball Medical Center from their current zoning of either R-10 (single-family residential or R1-2 (single--family residential), to R-7.5 (single-family residential. The specific properties subject to the rezoning are listed below. Certain properties are bounded by US Highway 9, West Spruce Street and Cedar Court. Other properties are bounded by Prospect Street and Williams Street and are in the area of Sylvan Court, Omni Court, Evian Court, Henry Street and Jamescrest Court. A copy of the proposed zoning map of the properties is attached as Schedule A to the referenced Ordinance.

The said Ordinance will be considered for a public hearing for final reading and adoption at a regular meeting of the Township Committee, to be held on December 19, 2013 at 7:30 p.m. (or as soon thereafter as the matter may be reached) at the Lakewood Township Municipal Building, 231 Third Street, Lakewood, New Jersey 08701, at which time all interested persons may appear and ask questions about the Ordinance, and make statements for or against the passage of said Ordinance. A copy of the Ordinance has been forwarded to the Lakewood Township Planning Board, in accordance with N.J.S.A. 40-55D-64, and notice of the introduction and hearing, together with a copy of the proposed Ordinance and zoning map, have been forwarded to all interested parties, in accordance with N.J.S.A. 40:55D-62.1. A copy of the proposed Ordinance and zoning map are posted on the bulletin board in the Municipal Clerk's office, and are also available at no charge at the Municipal Clerk's office between the hours of 9:00 a.m. to 3:00 p.m. every weekday. Said Ordinance has also been posted on the Township of Lakewood website at [twp.lakewood.nj.us](http://twp.lakewood.nj.us).

## SUMMARY OF ORDINANCE

Chapter XVIII of the Lakewood Township Unified Development Ordinance of 2005 sets forth the zoning regulations of the Township of Lakewood, as it pertains to the establishment of the Lakewood Township Zoning Map and various zoning districts; district regulations and those regulations pertaining to permitted accessory and conditional uses within each zoning district; lot regulations such as building heights, yard regulations, setbacks and side yards; performance standards, design criteria and regulations relating to non-conforming uses.

The changes that Ordinance No. 2013-80 makes to amend and supplement Chapter XVIII of the Lakewood Township unified Development Ordinance of 2005 and the existing Zoning Map of the Township of Lakewood are as follows:

Section 18-901 B “Map and Interpretation” is hereby amended and supplemented as follows:

18-901 B a. (4) The Zoning Map is amended and supplemented to rezone areas in the vicinity of Kimball Hospital specifically West Spruce Street, Cedar Court, Prospect Street, and Williams Street as identified on a “Proposed Rezoning” map prepared by T&M Associates, dated November 20, 2013 to R-10 and R-7.5. The properties subject to the this Ordinance are listed in the attached Schedule A. Said parcels shall be subject to all of the regulations of the Residential -10 and 7.5 (R-10 and R-7.5) zone districts.

#### LIST OF PROPERTIES SUBJECT TO REZONING

<u>BLOCK</u>	<u>LOTS</u>	<u>REZONE</u>
411	6-8, 10, 12.01-12.03, 13, 15-18, 20, 22-29, 69-81	R-12 to R-7.5
415	1	R-12 to R-10
416	31-35, 39	R-12 to R-10
417	1-3, 4.01	R-12 to R-10
419	1, 2, 3.06, 4	R-12 to R-10
423	7, 57-67	R-10 to R-7.5
423.01	6, 8-30	R-10 to R-7.5

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